

MP DESIGN & ARCHITECTURE, INC.

217 PERUVIAN AVENUE, SUITE 4

PALM BEACH, FLORIDA 33480

AA#26001667

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Property: 216 S North Lakeside Dr. Lake Worth, FL 33460

Description of request:

We are submitting the attached drawings for your review of our project at 216 N Lakeside Dr, FL 33460. The scope of work includes the replacement of existing windows and doors with new impact-resistant clear windows and doors that will match the current color variations and dimensions. Additionally, we propose converting three existing windows on the rear side of the property into French doors, in keeping with the architectural style, to provide access to a ground-level porch from the master bedroom and a second-level balcony.

Criteria for Granting Certificates of Appropriateness (Section 23.5-4(k)1):

- A. What is the effect of the proposed work on the landmark or the property upon which such work is to be done?

The proposed work will preserve the property's architectural integrity by maintaining the current aesthetic and style, while upgrading the windows and doors to impact-resistant materials for improved safety and functionality.

- B. What is the relationship between such work and other structures on the landmark site or other property in the historic district?

The proposed work is consistent with the architectural style and character of neighboring structures within the historic district, ensuring visual harmony while enhancing safety and functionality.

- C. To what extent will the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture, materials and color of the landmark or the property be affected?

The proposed work will have minimal impact on the historic and architectural significance of the property, as the new windows and doors will match the existing openings and color variations while being updated to a design that complies with historic preservation guidelines ensuring full functionality in relation to the interior spaces of the property.

- D. Would denial of a certificate of appropriateness deprive the property owner of reasonable beneficial use of his property?

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Yes, denial of the certificate of appropriateness would deprive the property owner of reasonable beneficial use as the proposed updates are for improving accessibility and safety.

- E. Are the applicant's plans technically feasible and capable of being carried out within a reasonable time?

Yes, the applicant's plans are technically feasible and can be executed within a reasonable timeframe.

- F. Do the plans satisfy the applicable portions of the general criteria contained in the United States Secretary of the Interior's Standards for Rehabilitation then in effect or as they may be revised from time to time? The current version of the Secretary's Guidelines provides as follows:

(1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

(2) This historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

(3) Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

(4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

(5) Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

(6) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or because the different architectural elements from other buildings or structures happen to be available for relocation.

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(7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials, shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means least likely.

(8) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

(9) New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new construction shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

(10) New additions and adjacent or related new construction shall be undertaken in such manner that, if removed in the future, the essential form and integrity of the historic building and its environment would be unimpaired.

The plans align with the Secretary of the Interior's Standards for Rehabilitation. They preserve the historic character of the property, retain distinctive features, and use materials that match the existing ones.

- F. What are the effects of the requested change on those elements or features of the structure which served as the basis for its designation and will the requested changes cause the least possible adverse effect on those elements or features?

The requested change will minimally impact the elements that contributed to the structure's designation. The modifications are designed to preserve the key features and cause the least possible adverse effect on the property's historic elements

- G. Such other supplemental guidelines for restoration and rehabilitation of historic properties which the HRPB may from time to time adopt.

N/A



Michael Perry
MP Design & Architecture, Inc.